

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 9030 John and Thelma Wallace, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- May 3, 1967

ORDERED:

That the appeal for a variance from the requirements of Section 7202 to permit waiver of one parking space at 2348 Green Street, SE., lot 65, square 5754, be granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in an R-5-A District.
- (2) The subject property was inspected by the Board on November 14, 1966 and found to be improved with a two-story single-family dwelling with a garage built into the house at the ground level on the street front of the dwelling. A concrete pad extends from the public street to the entrance to the garage. There are five (5) identical houses in this block, four (4) of which have apparently converted the garage space into a recreation room.
- (3) The property is located on a one-block street that dead ends at Fort Stanton Park.
- (4) There is no place for parking in the rear of the building and there is no alley.
- (5) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellants have proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and practical difficulties and undue hardship

upon the owner. Appellants' property is such that a parking space cannot be provided in the rear of side yard. The denial of the requested relief would prevent a reasonable use of the subject property.

Further, we conclude that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.